

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

ADJOURNED CASE @ 9:30am

JULY 18, 2012

APPEAL #19302 – Congregation and Yeshiva Beth Eliyahu/James Martino, R.A., variances 70-103.A, 70-103.B, 70-103.F, 70-103.K, 70-105, 70-203.G and 70-208.F to expand a non-conforming commercial building for use as an educational facility with insufficient off-street parking, insufficient number of loading zones, parking located off-premises, elimination of required buffer strip and a playground and building addition within a Parking District – not a permitted use; S/E/cor. 195 Middle Neck Rd. & Allenwood Rd., Great Neck, Sec. 2, Blk. 351, Lot 1, B-A/P Districts.

CONTINUED

ADJOURNED CASES @ 11:00am

APPEAL #19211 – Allaur Realty, LLC, variances 70-103.A, B & P, 70-128.1.A, 70-131, 70-132, 70-134, 70-203.G and 70-208.F to expand a non-conforming medical office building exceeding the permitted lot coverage and with insufficient parking; and to construct a parking structure within required front and rear yard setbacks and not in compliance with landscaping provisions; S/E corner 488 Great Neck Rd. & Clair St.; Sec. 2, Blk. 50, Lots 1-5, 6, 7, 263,272, B-A District. (12-14-11)

WITHDRAWN

APPEAL #19211.A – Melodi & Shahzad Pirzada/Allaur Realty, LLC, variances 70-103, 70-103.O, 70-125, 70-202.1, to construct parking with insufficient parking stall size on a vacant lot in a business zone – not a permitted use; W/side 65 Water Mill Ln., 525.55' N/of Great Neck Rd., Great Neck, Sec. 2, Blk. 42, Lot 297, B-A District.

WITHDRAWN

APPEAL #19325 - Nassau County Industrial Development Agency/Blue Cassel Commercial Realty, LLC, conditional use 70-126 and variance 70-103.A to convert three tenant spaces originally approved for retail use (Appeal No. 17559) to two restaurants and one office suite with insufficient parking; N/E/cor. 701 Prospect Ave. and Brush Hollow Rd., New Cassel, Sec. 11, Blk. 100, Lot 122, B-A /New Cassel Urban Renewal Overlay District.

CONTINUED

NEW CASES

APPEAL #19327 - Mitchell Shapiro/Edna Guilor, R.A., appeal for determination 70-24 to maintain 1 attached and 1 detached garage – not a permitted use - or in the alternative a variance from 70-24, and a variance from 70-100.1.A to maintain a detached garage exceeding the permitted height; W/side 18 Robin Way, 131.97' N/of Woodland Pl., Great Neck, Sec. 2, Blk. 41, Lots 49, 50, R-A District.

ADJOURNED

APPEAL #19328 - David Moore, variances 70-28, 70-29.B, and 70-30.C to maintain alterations exceeding the permitted gross floor area and lot coverage, and a bay window within a required front yard setback; N/E/cor. 11 Soundview Crest & Country Club Dr., Manhasset, Sec. 3, Blk. 151, Lot 102, R-A District.

RESERVED DECISION

APPEAL #19329 - Robert West, variances 70-49.B, 70-50.C and 70-208.F to maintain an enclosed porch exceeding the permitted gross floor area and within a required front yard setback on a non-conforming two-family structure; W/side 12 Herbert Ave., 253.05' N/of Main St., Port Washington, Sec. 5, Blk. G, Lot 17, R-C District.

RESERVED DECISION

APPEAL #19330 - Manuel & Maria DeMatos, variances 70-40.C and 70-208.F to construct second floor additions and a covered porch to a non-conforming structure within a required front yard setback; S/E cor. 90 Hillturn Ln. & Woodcut Ln., Roslyn Heights, Sec. 7, Blk. M-6, Lot 57, R-B District.

GRANTED

APPEAL #19331 - John Portelli/Kenneth D. Meyn, variances 70-51.A and 70-100.2.A(2) to maintain a screened-in porch on a dwelling with established insufficient aggregate side yards, and fencing extending beyond the building line; S/side 6 Lea Pl., 72.73' E/of Meadow Dr., Albertson, Sec. 7, Blk. 211, Lot 8, R-C District.

GRANTED

APPEAL #19332 - Robert Cristal, variance 70-100.2.A(2) to permit the erection of fencing extending beyond the building line; S/E cor. #37 Shelter La., & Summit La., Roslyn Heights; Sec. 7, Blk. 224, Lot 1, R-AA District.

ADJOURNED

APPEAL #19333 - Daisy Shaffer/Chris Gray, variances 70-30, 70-31.A, 70-32 and 70-100.1A, to construct a raised deck and a deck on-grade with insufficient aggregate side yards, within the required side and rear yard setbacks, exceeding the permitted rear yard coverage and to maintain a pillar within a required front yard setback; E/side 108 Fairview Dr., 175' S/of Ridge Road, Searingtown, Sec. 7, Blk. 304, Lot 20, R-A District.

RESERVED DECISION

APPEAL #19334 - Wendy Piserchia/Daniel Murphy, variances 70-50.A, 70-51.A, and 70-208.F to construct alterations and addition within required front and side yard setbacks and with insufficient aggregate side yards to a non-conforming single family dwelling; E/side 608 N. Third St., 145' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 14, Lot 60, R-C District.

GRANTED

APPEAL #19335 - Hirdepal Singh, variance 70-100.2.A to erect fencing exceeding the permitted height; S/W/cor. 50 Laurel Dr. and Mapleleaf Ln., New Hyde Park, Sec. 8, Blk. 310, Lot 16, R-C District.

DENIED

APPEAL #19336 - Dorothy Murphy/John J. Viscardi, R.A., variances 70-101.B and 70-208.F to maintain a roofed-over front porch within a required front yard setback on a non-conforming structure; W/side 51 Bretton Rd., 202.93' S/of Pubins Ln., New Hyde Park, Sec. 9, Blk. 550, Lot 25, R-C District.

GRANTED

APPEAL #19338 - Viana Signs Corp./Greenvale Associates LLC/T.J. Maxx, variance 70-196.J(1)(f) to install a wall sign exceeding the permitted height above grade; S/cor., 90 Northern Blvd 360' W/of Glen Cove Rd., Greenvale, Sec. 7, Blk. D, Lot 231, B-A District.

GRANTED

APPEAL #19340 – 1355 Northern Associates LLC/Rector, Church Warden and Vestrymen of Christ Church, appeal for determination, or in the alternative, variance 70-103.A, conditional use 70-126.K, variances 70-203.1(b), and 70-203.1(c), to convert office space to general and medical offices and child care with insufficient landscaping/screening and fencing, drop off area and queuing spaces and off-street parking spaces; N/E/cor. 1355 Northern Blvd. & Plandome Rd., Manhasset, Sec. 3, Blk. 83, Lot 13, R-B / B-A / P Districts.

GRANTED